



## EYES ON THIS INVESTMENT

### Description

- LEASED TO OPTOMETRIST
- THRIVING LIFESTYLE PRECINCT
- OPPOSITE SPOTSWOOD STATION

Allard Shelton are pleased to offer for sale this exceptional opportunity within an evolving and dynamic locality.

Key attributes of the offering include:

- \* Long lease to Oculus Dexter Optometry
- \* Current Income: \$45,000 + GST plus outgoings
- \* Low land tax exposure
- \* Superbly located in tightly held village style retail centre
- \* Prime corner position
- \* COVID resistant investment (essential service provider)
- \* Close proximity to transport (Spotswood station directly opposite)

FOR AN IMMEDIATE INSPECTION CALL US TODAY !

\*Approx

**Area m<sup>2</sup>:** 77.00

**Land Area m<sup>2</sup>:**

**Asking Price:** Contact Agent

**Parking:**

**Sale Method:** Auction  
Friday, 29 October 2021  
12:30 PM

**Contact:** **Patrick Kerr**  
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68 Hudsons Road, SPOTSWOOD

FOR SALE